



31 Luna St. James | 12 St. James Road, Brentwood, CM14 4JW



Guide Price £375,000 - £400,000

Leasehold

ROBINSON-JACKSON
Our service will *move* you

Luna St. James, 12 St. James Road

We are pleased to present this two bed two bath, 3rd floor apartment built to a high specification in 2020 with the added benefits of a Juliette balcony, concierge, gym, within a short distance of Brentwood Crossrail station and secure onsite parking.

Property Features

- Council Tax: E
- EPC Rating: B
- Purpose built flat
- Ensuite and family bathroom
- Allocated parking space
- Private gym
- Close proximity to Brentwood Crossrail Station
- Open Plan living



Interior

Communal entrance Secure door with electronic fob. Concierge area. Lifts or stairs to 3rd floor flat.

Entrance Hall Solid front door with spy hole. Entroview plus intercom phone system. Two storage cupboards one of which has plumbing for washing machine. Radiator. Wood laminate flooring.

Kitchen/Diner/Lounge 6.9m x 3.38m (22'8" x 11'1")

Lounge Area Double glazed double doors leading to Juliette balcony. Storage cupboard. Radiator. Wood Laminate flooring.

Kitchen Area Range of wall and base units with work surfaces over. Inset stainless steel sink unit with mixer tap. Neff integrated electric oven, microwave, hob and extractor to remain. Integrated dishwasher. Integrated fridge freezer. Wood Laminate flooring. Spotlights.

Bedroom 1 4.98m x 3.18m (16'4" x 10'5") Two double glazed window to front. Radiator. Carpet. Door leading to ensuite.

Ensuite Shower room 2.16m x 1.52m (7'1" x 5') Three piece white suite comprising; Corner shower unit with mixer shower over. Wash hand basin with mixer tap and vanity unit under and low level wc. Large wall mirror. Heated Towel rail. Tiled flooring with under floor heating. Tiled floors. Spotlights.

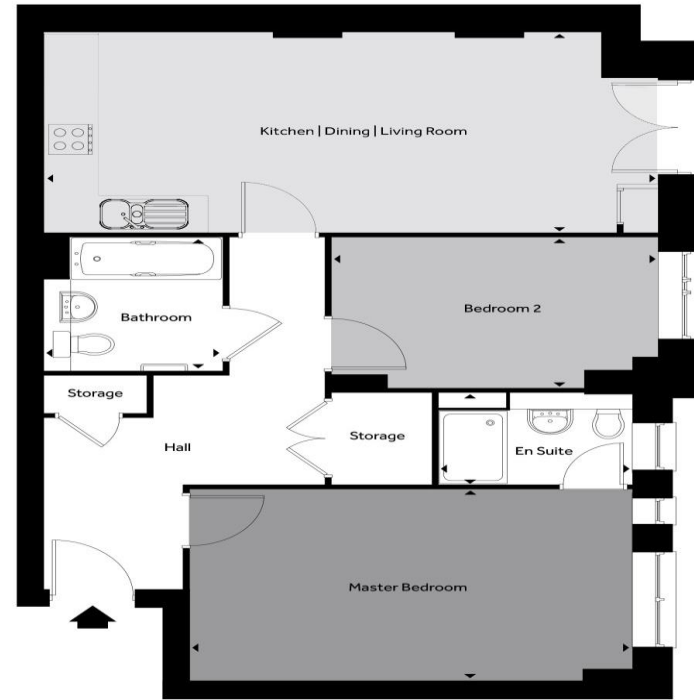
Bedroom 2 3.68m x 2.51m (12'1" x 8'3") Double glazed window to front. Radiator. Carpet.

Bathroom 2.24m x 2m (7'4" x 6'7") Three piece white suite comprising; Panelled bath with mixer taps and mixer shower over, wash hand basin with mixer tap and vanity unit under and low level wc. Large wall mirror. Heated towel rail. Tiled flooring with underfloor heating. Tiled walls. Spotlights.

Exterior

Communal Roof Terrace With panoramic views of the London skyline.

Parking Secure allocated parking (to be verified by vendors solicitors)



Total area: approx 69.46 sq m





Leasehold Information

Lease Term: 150 Years from 2020 (to be verified by solicitor)

Unexpired Lease: 146 Years remaining (to be verified by solicitor).

Ground Rent - £250 per annum (to be verified by solicitor)

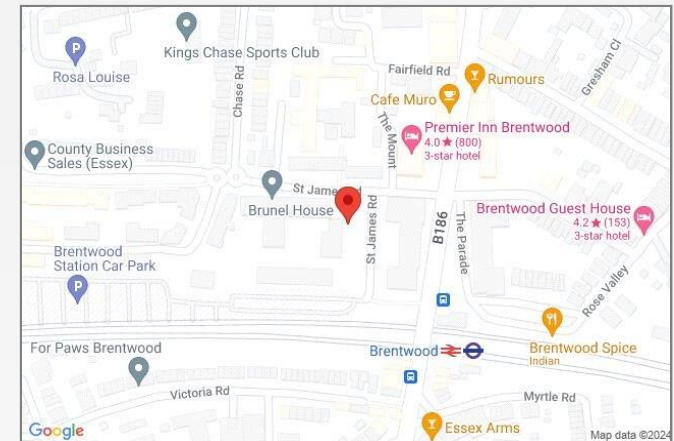
Service Charge- £2594 per annum (to be verified by solicitor)

Additional Information

Luna St. James is perfectly positioned for convenient connectivity by rail, road and air, making it the ideal choice for commuters. Less than a minute's walk away is Brentwood train station, with regular links to London and Liverpool Street is easily accessible within 34 minutes* With the now open Crossrail Elizabeth Line running from Brentwood to Bond Street taking an approximate 45 minute* journey time. Luna St. James also benefits from good road links with easy access to the M25, A12 and A127. London Southend, City, Stansted and Gatwick Airports are all within radius so domestic and international flights are easily reachable. Closer to home, a regular bus service passes along the Kings Road with connections to Brentwood High Street and beyond.

Property Location

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**FOR MORE INFORMATION
CONTACT US TODAY.**

01322 340000

Robinson Jackson
226 Bexley Road,
North' Heath,
Kent, DA8 3HB

northumberlandheath@robinson-jackson.com



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